



# THE CRICKET ASSOCIATION OF BENGAL

DR. B. C. ROY CLUB HOUSE, EDEN GARDENS, KOLKATA-700 021

Ref. No. 163 (4)/16/2109/2026

March 3, 2026

## REQUEST FOR PROPOSALS (RFP)

Privileged & Confidential

### NOTICE INVITING PROPOSALS

The Cricket Association of Bengal (CAB) invites **Request for Proposals (RFP)** from reputed and pre-qualified Project Management Consultancy (PMC) firms for the proposed redevelopment of Eden Gardens Stadium, Kolkata. Proposals shall be submitted in **two separate sealed envelopes – Envelope 1: Technical Proposal and Envelope 2: Financial Proposal** – and shall be evaluated on **Quality-cum-Cost Based Selection (QCBS)** criteria in accordance with established procurement best practices.

Name of Project	Bid Security Deposit (EMD)	Cost of RFP Document
Appointment of Project Management Consultancy (PMC) firm for the proposed redevelopment of Eden Gardens Stadium, Kolkata	INR [10 Lakhs] (Demand Draft / Bank Guarantee)	INR [25,000] (non-refundable)

1. This RFP is being issued to identify and appoint a qualified PMC firm with relevant experience and financial strength for the proposed redevelopment of Eden Gardens Stadium.
2. **Proposals shall comprise a Technical Proposal and a Financial Proposal**, submitted in separate sealed envelopes. Financial Proposals of only those Proposers who achieve the **minimum qualifying Technical Score of 49 out of 70 marks** shall be opened and considered for evaluation.
3. Proposers are requested to submit their proposals along with all supporting documents demonstrating eligibility, credentials, technical approach, and fees as per this document.
4. The proposal submission must be delivered in hard copy by registered post/speed post /Courier or hand-delivered to:

**The Honorary Secretary**

**The Cricket Association of Bengal**

**Dr. B. C. Roy Club House, Eden Gardens Kolkata – 700 021, West Bengal, India**

and must be received by 5.00 PM IST on [14 March] 2026.

5. Technical Proposals will be opened on [16 March] 2026 at 2.00 PM IST.

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## 1. Background

1.1 The Cricket Association of Bengal ("CAB") is a registered Society having its headquarters at Dr. B. C. Roy Club House, Eden Gardens, Kolkata 700 021. CAB is the governing body for the sport of cricket in the State of West Bengal and is a Full Member of The Board of Control for Cricket in India (BCCI).

1.2 CAB proposes to redevelop the Eden Gardens Stadium's structure and facilities into a contemporary, world-class cricket and multi-purpose sports facility, while preserving certain existing blocks (B, C, K, L) and the Club House and integrating them seamlessly with the new design.

1.3 Through this RFP, CAB intends to appoint a qualified Project Management Consultancy (PMC) firm to oversee, supervise and manage the complete execution of the redevelopment project including appointment of contractors for all nature of works till completion of redevelopment and handover of the possession.

## 2. Project Objective

2.1 CAB has plans to undertake the proposed redevelopment of Eden Gardens Stadium, aiming to transform it into a modern cricket stadium and multipurpose venue capable of accommodating various sporting and non-sporting events throughout the year. The goal is to craft a venue which is an architectural marvel that sets benchmarks in fan experience, revamping most of the blocks while preserving B, C, K, L blocks and the Club House, with seamless integration of the stated blocks with the new design.

2.2 CAB now proposes to appoint a **Qualified Project Management Consultancy (PMC) firm** to oversee, supervise and manage the complete execution of the redevelopment project including appointment of contractors for all nature of works till completion of redevelopment and handover of the possession.

2.3 The scope of the PMC engagement shall be structured into **two distinct stages**:

### *Stage 1: Procurement & Contractor Selection*

The PMC shall assist CAB in identifying, evaluating, and appointing a suitable main construction contractor for the redevelopment works. This includes preparation of tender documents, management of the tender process, evaluation of bids, and recommendation of the preferred contractor to CAB for final approval.

### *Stage 2: Construction Project Management*

Upon appointment of the main contractor, the PMC shall assume full responsibility for day-to-day construction oversight, quality management, schedule monitoring, cost control coordination, safety management, and stakeholder coordination through to final project handover to CAB.

2.4 The PMC shall report directly to CAB's designated representative throughout both stages of the engagement.



### 3. Project Information

Particulars	Details
Name of Project	Redevelopment of Eden Gardens Stadium, Kolkata
Indicative Project Cost	INR 250 Crores (approximate)
Indicative Construction Period	18 months from date of handover of site
Proposed Seating Capacity	85,000 (including general and hospitality seats)
Client	The Cricket Association of Bengal (CAB)
Proposal Validity	180 days from the date of submission

### 4. Minimum Eligibility Criteria

Proposers must meet the following minimum eligibility criteria to be considered. Non-compliant proposals will be rejected prior to technical evaluation.

#### 4.1 Technical Eligibility

The Proposer must demonstrate that, within the last 7 (seven) years, PMC / Construction Management / Owner's Engineer services have been successfully delivered for at least **three (3) large-scale infrastructure / institutional / sports / commercial projects**, each having a total project cost of not less than **INR 100 Crores**.

*\*(Preference will be given to sports-based projects experience)*

This eligibility may be established through **either or both** of the following routes:

#### Route A: Firm's Own Experience

Projects executed by the Proposer (or any entity it has formally merged with or acquired), in the capacity of a PMC in its own name, supported by work orders and completion certificates from the respective clients.

#### Route B: Key Personnel Experience

Projects executed under the direct responsibility of the **proposed Project Director (K-1)** or **proposed Senior Project Manager (K-2)**, in the capacity of Project Manager, Construction Manager, Site Director, or Resident Engineer, at a previous organization. The following conditions apply:

- The proposed K-1 must individually account for at least **two (2)** of the three qualifying projects under this route
- Projects must have been executed within the last 7 (seven) years from the date of this RFP
- Proposed Key Personnel claiming such experience must be **confirmed full-time employees on the payroll** of the Proposer at the time of submission, and must remain committed for the full project duration
- Supporting documentation must include: CV, experience certificate / offer letter from the previous organization, and client reference contact details.
- CAB reserves the right to independently verify experience claimed under Route B by



contacting previous employers and clients directly.

### **Binding Commitment of Key Personnel**

Key Personnel proposed under Route B are essential to the Proposer's eligibility. Any substitution after award shall require prior written approval from CAB and shall be subject to the replacement meeting equivalent or higher qualification and experience criteria.

### *4.2 Financial Eligibility*

#### **Route A: Single Entity**

Average annual turnover of at least **INR 100 Crores** in the last three financial years (FY 2022- 23, 2023-24, 2024-25), and a positive net worth as per the latest audited financial statements.

#### **Route B: Consortium / JV**

- a) Combined average annual turnover of all Consortium Members: at least **INR 100 Crores** over the last three financial years
- b) Lead Member individually: at least **INR 50 Crores** average annual turnover over the same period
- c) Each Consortium Member must individually have a positive net worth

Supporting documents: audited balance sheets and profit & loss accounts (or CA-certified summaries) for FY 2022-23, 2023-24, and 2024-25.

### *4.3 General Conditions*

- a) The firm must be a legal entity registered in India with valid PAN and GST registration
- b) The firm must not be currently blacklisted or debarred by any government / public sector / regulatory authority in India
- c) The firm must not have been declared insolvent or bankrupt

### *4.4 Consortium / Joint Venture*

- a) Submission by a **Consortium / Joint Venture (JV)** is permitted
- b) The **Lead Member** shall individually satisfy the Lead Member turnover requirement under Clause 4.2 Route B
- c) A maximum of **two (2) entities** may form a Consortium
- d) The Lead Member shall be jointly and severally responsible for the performance of obligations under the contract
- e) A Consortium Partner may bring specialized expertise such as architectural coordination, design management, cost advisory, or sports facility planning, which will be considered favorably during technical evaluation

## **5. Scope of Services**

### *Stage 1: Procurement & Contractor Selection*

- a) Review of completed design documentation and preparation of tender-ready construction documents in coordination with the Principal Architect and Structural Consultant.
- b) Development of pre-qualification criteria and pre-qualification of construction contractors

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- c) Preparation of the Request for Proposal (RFP) / Tender for the main turn key construction contract
- d) Management of pre-bid meetings, site visits, and query resolution
- e) Evaluation of technical and financial bids received
  
- f) Preparation of bid evaluation report and recommendation to CAB Board
- g) Negotiation support and assistance in finalizing the construction contract
- h) Establishing project governance framework, reporting structure, and communication protocols

*Stage 2: Construction Project Management*

- a) Day-to-day site supervision and construction contractor management
- b) Quality Assurance and Quality Control (QA/QC) in accordance with applicable BIS, NBC, and project specifications
- c) Schedule monitoring, progress reporting, and proactive delay management
- d) Health, Safety and Environment (HSE) compliance oversight
- e) Design coordination between the Principal Architect and appointed construction contractor
- f) Review and recommendation of variation orders and change requests
- g) Payment certification in coordination
- h) Monthly project status reporting to CAB
- i) Management of project close-out, commissioning, defect rectification, and handover to CAB operations team
- j) Compilation of as-built documentation and final project report
- k) Compliance of procurement of valid statutory licensees and compliance of all prevailing laws of the land.

All works shall be reviewed and executed in accordance with applicable Bureau of Indian Standards (BIS), National Building Code (NBC), local bylaws, and other regulations and accepted industry practices.



## 6. Proposal Submission Requirements

### 6.1 Two-Envelope System

Proposals must be submitted in **two separate sealed envelopes** as follows:

Envelope	Contents
Envelope 1 – Technical Proposal	All documents listed in Clause 6.2
Envelope 2 – Financial Proposal	Financial Proposal as per Annexure A

Both envelopes shall be enclosed in a single outer envelope, clearly marked with the RFP Reference Number, Project Name, and Proposer's name and address. **Financial Proposals will not be opened unless the Proposer achieves the minimum qualifying Technical Score.**

### 6.2 Technical Proposal Contents

#### 1. Cover Letter

- Expression of interest on company letterhead, signed by an authorized signatory
- Confirmation of willingness to execute the full scope as described herein
- Acknowledgment of all terms and conditions of this RFP

#### 2. Firm Profile

- Name, address, year of incorporation, legal status, ownership details
- Organization structure and key office locations in India (and Kolkata, if applicable)
- Brief overview of the firm's experience in project management consultancy services

#### 3. Financial Eligibility Documents

- Audited financial statements (balance sheet and profit & loss account), or CA- certified summaries, for FY 2022-23, 2023-24, and 2024-25
- Certificate from Statutory Auditor / Chartered Accountant confirming average annual turnover
- For Consortium/JV submissions: consolidated statement from Lead Member

#### 4. Relevant Project Experience (as per Annexure B – Project Experience Sheet)

For each qualifying project:

- Project name and location
- Client name and contact details
- Nature and scope of PMC services provided
- Project cost
- Duration (start and completion dates)
- Completion certificates / work orders

#### 5. Key Personnel (as per Annexure C – Key Personnel Data Sheet)

Detailed CVs of the following proposed personnel:

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- a) Project Director (K-1) – mandatory
- b) Senior Project Manager (K-2) – mandatory
- c) Planning / Scheduling Engineer
- d) QA/QC Lead
- e) HSE Manager
- f) Any other key personnel proposed

Indicate whether each is a full-time employee of the firm, along with date of joining.

#### 6. Technical Approach & Methodology

A written technical proposal (not exceeding 30 pages) covering:

- a) Understanding of the project scope, site conditions, and key challenges
- b) Proposed methodology and approach for Stage 1 (Procurement & Contractor Selection)
- c) Proposed methodology and approach for Stage 2 (Construction Project Management)
- d) Proposed project governance structure, reporting formats, and communication protocols.

#### 7. Additional Credentials

- a) Certifications held by Key Personnel (PMI/PMP, RICS, CIOB, etc.)
- b) Awards or recognition received for project management excellence
- c) Prior experience / active operations in Kolkata / Eastern India
- d) Copies of all valid statutory licenses.

#### 8. Declarations

- a) Declaration regarding absence of blacklisting or debarment
- b) Declaration regarding correctness of information submitted
- c) Declaration confirming all General Eligibility criteria under Clause 4.3 are met

#### 9. Bid Security (EMD)

Demand Draft / Bank Guarantee for INR [10 Lakhs], drawn in favour of "The Cricket Association of Bengal", valid for at least 210 days from the date of submission.

#### 6.3 Financial Proposal Contents (*Annexure A*)

The Financial Proposal shall contain:

- i. Lump sum professional fee for Stage 1 (Procurement & Contractor Selection): INR \_\_\_\_\_
- ii. Lump sum professional fee for Stage 2 (Construction Project Management): INR \_\_\_\_\_
- iii. **Total Professional Fee (inclusive of all costs, out-of-pocket expenses, and taxes except GST): INR \_\_\_\_\_**
- iv. GST applicable: INR \_\_\_\_\_
- v. **Grand Total (inclusive of GST): INR \_\_\_\_\_**
- vi. **The Financial Proposal shall be signed by an authorized signatory and submitted in a separate sealed envelope. No financial information shall be included anywhere in the Technical Proposal. Any Technical Proposal containing financial information shall be disqualified.**

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## 7. QCBS Evaluation Methodology

### 7.1 Overview

Proposals shall be evaluated using the **Quality-cum-Cost Based Selection (QCBS)** methodology. The evaluation shall be conducted in two stages:

Stage	Component	Weightage
Stage I	Technical Evaluation	70%
Stage II	Financial Evaluation	30%

**Minimum Qualifying Technical Score:** Proposers must score a minimum of **49 out of 70 marks (70%)** in the Technical Evaluation to qualify for the Financial Evaluation stage. Financial Proposals of non-qualifying Proposers shall be returned unopened.

### 7.2 Technical Evaluation Criteria (Total: 70 Marks)

#### A. Firm's Experience & Track Record – 25 Marks

Qualifying projects under this section may be credited via Route A (firm's own completed projects) or Route B (projects executed by proposed K-1 or K-2 at previous organisations), consistent with Clause 4.1. The same Route B projects used to establish eligibility may be credited here.

Ref	Sub-Criteria	Scoring Bands	Max Marks
A1	Number of qualifying PMC projects (each $\geq$ INR 100 Cr project cost) completed in last 7 years - credited via Route A or Route B as applicable	3 projects: 6 marks; 4 projects: 8 marks; 5 or more projects: 10 marks	10
A2	Aggregate total project value of all qualifying PMC projects via Route A or Route B as applicable	INR 300-500 Cr: 4 marks; INR 500-1,000 Cr: 6 marks; Above INR 1,000 Cr: 8 marks	8
A3	Specific experience in sports stadium / large public assembly venue projects via Route A or Route B as applicable	1 qualifying project: 3 marks; 2 qualifying projects: 5 marks; 3 or more: 7 marks	7

#### B. Key Personnel – 20 Marks

##### B1. Project Director (K-1) – 12 Marks

Ref	Sub-Criteria	Scoring Bands	Max Marks
B1a	Academic qualifications in Civil / Construction Engineering or equivalent	Graduate: 1 mark; Post-Graduate or higher: 2 marks	2



B1b	Total years of relevant PMC / Construction Management experience	10-15 years: 3 marks; 15-20 years: 4 marks; 20+ years: 5 marks	5
B1c	Number of qualifying projects led as Project Director / Construction Manager	2 projects: 3 marks; 3 projects: 4 marks; 4 or more: 5 marks	5

## B2. Senior Project Manager (K-2) – 8 Marks

Ref	Sub-Criteria	Scoring Bands	Max Marks
B2a	Academic qualifications	Graduate: 1 mark; Post-Graduate or higher: 2 marks	2
B2b	Total years of relevant experience	8-12 years: 2 marks; 12-17 years: 2.5 marks; 17+ years: 3 marks	3
B2c	Number of relevant projects managed at a senior level	2 projects: 2 marks; 3 or more projects: 3 marks	3

## C. Technical Approach & Methodology – 20 Marks

Evaluation shall be based on the written Technical Proposal using the following rating scale:

Rating	Description	Score
Excellent	Demonstrates thorough, innovative and project-specific understanding	Full marks for sub-criteria
Good	Demonstrates sound understanding with minor gaps	75-90% of sub-criteria marks
Adequate	Demonstrates basic understanding; lacks project-specific insight	40-70% of sub-criteria marks
Poor	Generic or incomplete response; does not address the sub-criteria	0-35% of sub-criteria marks

Ref	Sub-Criteria	Max Marks
C1	Demonstrated understanding of project scope, site constraints, stakeholder complexity, and key challenges	5
C2	Proposed methodology and work plan for Stage 1 (Procurement & Contractor Selection)	5

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C3	Proposed methodology and work plan for Stage 2 (Construction Project Management)	7
C4	Proposed governance structure, reporting hierarchy, and communication protocols	3

**D. Additional Credentials – 5 Marks**

Ref	Sub-Criteria	Scoring	Max Marks
D1	Professional certifications held by proposed Key Personnel (PMI/PMP, RICS, CIOB, or equivalent)	1 mark per certified Key Personnel (minimum K-1 or K-2), max 2 KPs counted	2
D2	Awards or formal recognition received for project management excellence by the firm	1 mark if evidenced	1
D3	Prior experience or active operations / local network in Kolkata / Eastern India construction market	1 mark per demonstrable instance, max 2 marks	2

**7.3 Financial Evaluation (30 Marks)**

Financial Proposals of all technically qualified Proposers shall be opened and evaluated as follows:

**Financial Score (S<sub>f</sub>):**

$$S_f = \frac{F_m}{F_i} \times 100$$

here:

- $F_m$  = Lowest financial bid (Total Professional Fee excl. GST) among qualified Proposers
- $F_i$  = Financial bid of the Proposer under evaluation

The Proposer with the lowest financial bid shall receive a Financial Score of 100. All other Proposers shall receive scores proportionally lower.

**7.4 Combined Score & Selection**

The final **Combined Score (S)** for each technically qualified Proposer shall be calculated as:

$$S = (T_s \times 0.70) + (S_f \times 0.30)$$



Where:

- $T_s$  = Technical Score expressed as a percentage  $\left(\frac{\text{Technical marks obtained}}{70} \times 100\right)$
- $S_f$  = Financial Score as calculated under Clause 7.3

The Proposer with the **highest Combined Score (S)** shall be recommended for appointment as the PMC. In the event of a tie, the Proposer with the higher Technical Score shall be preferred. CAB reserves the right to further negotiate with the Proposer obtaining the highest score.

## 8. Contract & Payment Terms

8.1 The selected Proposer shall enter into a **Services Agreement** with CAB on mutually agreed terms within [04 weeks] of receipt of the Letter of Award.

8.2 The indicative payment schedule shall be as follows:

Milestone	Payment
Mobilization / Contract signing	10% of Total Fee
Completion of tender documentation (Stage 1)	15% of Total Fee
Award of main construction contract (Stage 1 completion)	15% of Total Fee
Monthly progress during Stage 2 (pro-rata over construction period)	50% of Total Fee
Practical completion and project handover	5% of Total Fee
Final account settlement and project close-out	5% of Total Fee

8.3 All fees are subject to applicable GST at rates prevailing at the time of invoicing.

## 9. Conflict of Interest

- Conflict of interest exists in the event of:
- Conflicting assignments, typically monitoring and evaluation of the same project by the empaneled bidder;
- Consultants, agencies or institutions (individuals or organizations) who have a business or family relation with the Client directly or indirectly; and
- Practices prohibited under the anti-corruption policy of the Government of India and prevailing Guidelines set by State Govt. and Cricket Association Board. The bidders are to be careful so as not to give rise to a situation where there will be any conflict of interest with the Client as this would amount to their disqualification and breach of contract.

## 10. Disclosure

- Bidders have an obligation to disclose any actual or potential conflict of interest. Failure to do so may lead to disqualification of the bidder or termination of its contract.

- b) Bidders must disclose if they are or have been the subject of any proceedings (such as blacklisting) or other arrangements relating to bankruptcy, insolvency or the financial standing of the Bidder, including but not limited to appointment of any officer such as a receiver in relation to the Bidder's personal or business matters or an arrangement with creditors, or of any other similar proceedings.
- c) Bidders must disclose if they have been convicted of, or are the subject of any proceedings relating to:
- d) A criminal offence or other serious offence punishable under the law of the land, or where they have been found by any regulator or professional body to have committed professional misconduct;
- e) Corruption including the offer or receipt of an inducement of any kind in relation to obtaining any contract;
- f) Failure to fulfill any obligations in any jurisdiction relating to the payment of taxes or social security contributions.

**11. Anti-corruption Measure**

- a) Any effort by Bidder(s) to influence the Client in the evaluation and ranking of financial proposals, and recommendation for award of contract, will result in the rejection of the proposal.
- b) A recommendation for award of Contract shall be rejected if it is determined that the recommended bidder has directly, or through an agent, engaged in corrupt, fraudulent, collusive, or coercive practices in competing for the contract in question. In such cases, the Client shall black list the bidder either in definitely or for a stated period of time, disqualifying it from participating in any related bidding process for the said period.

**12. Force Majeure**

For purpose of this clause, 'Force Majeure' means an event beyond the control of the agency and not involving the agency's fault or negligence and not foreseeable. Such events may include, but are not restricted, wars or revolutions, fires, floods, riots, civil commotion, earthquake, epidemics or other natural disasters and restriction imposed by the Government or other bodies, which are beyond the control of the agency, which prevents or delays the execution of the order by the agency. If a force Majeure situation arises, the agency shall promptly notify Client in writing of such condition, the cause thereof and the change that is necessitated due to the condition. Until and unless otherwise directed by the Client in writing, the Agency shall continue to perform its obligations under the contract as far as is reasonably practical and shall seek all reasonable alternative means for performance not prevented by the Force Majeure event. The agency shall advise Client in writing, the beginning and the end of the above causes of delay, within seven days of the occurrence and cessation of the Force Majeure condition. In the event of a delay lasting for more than one month, if arising out of causes of Force Majeure, Client reserves the right to cancel the contract without any obligation to compensate the agency in any manner for any reason.

**13. Disqualification of Proposal**

The proposal is liable to be disqualified in the following cases as listed below:

1. Proposal submitted without Bid Processing Fee & EMD as applicable
2. Proposal not submitted in accordance with the procedure and formats as prescribed in the RFP.

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3. Proposal is received in incomplete form
4. Proposal is received after due date and time for submission of bid
5. Proposal is not accompanied by all the requisite documents/ information
6. A commercial bid submitted with assumptions, conditions or uncertainty.
7. Bids with any conditional technical and financial offer
8. If the bidder provides any assumptions in the financial proposal or qualifies the commercial proposal with its own conditions, such proposals will be rejected even if the commercial value of such proposals is the lowest/ best value
9. Proposal is not properly sealed or signed
10. Proposal is not conforming to the requirement of the scope of the work of the assignment.
11. Bidder tries to influence the proposal evaluation process by unlawful/ corrupt/ fraudulent means at any point of time during the bid process
12. If, any of the bid documents (including but not limited to the hard and soft/electronic copies of the same, presentations during evaluation, clarifications provided by the bidder), excluding the commercial bid, submitted by the bidder is found to contain any information on price, pricing policy, pricing mechanism or any information indicative of the commercial aspects of the bid;
13. Bidders or any person acting on its behalf indulges in corrupt and fraudulent practices
14. Any other condition/ situation which holds the paramount interest of the Client during the overall section process.

#### **14. General Terms**

14.1 No claim shall be entertained for expenses incurred by any Proposer in the preparation and submission of proposals.

14.2 Neither CAB nor its officers, employees and/or agents shall, under any circumstances whatsoever, be responsible or liable in any manner for any costs, losses, damages or expenses of any kind incurred or suffered by any person in connection with this RFP.

14.3 This RFP is neither an offer by CAB to enter into any contract nor does it confer any right upon the Proposer or impose any obligation upon CAB in any manner whatsoever. No binding legal relationship will exist until execution of a signed Service Agreement.

14.4 Proposers are bound to maintain the confidentiality of this RFP and any other information or documents provided to them.

14.5 CAB reserves the right to:

- a) Accept or reject any or all Proposals without assigning any reasons.
- b) Modify the selection process or evaluation criteria prior to submission deadline at any stage.
- c) Relax or waive any conditions at its sole discretion
- d) Negotiate with the highest-ranked Proposer prior to award

- e) Make changes/amendments to any of the clauses/process related to the Project at its sole discretion.
- f) Cancel this RFP process at any stage without assigning any reason and without any liability

14.6 All matters in relation to this RFP shall be governed by the laws of India, and any disputes shall be subject to the exclusive jurisdiction of the courts at Kolkata, India.

14.7 Any Disputes, controversy, claims or disagreements of any kind arising under, out of or in connection with this RFP, shall upon the written request of any proposer, be resolved the disputes through negotiation within thirty (30) days from service of a request. Thereafter the disputes shall be resolved in accordance with the provisions specified hereinafter. If parties are unable to resolve their disputes through negotiation, the dispute shall be referred to the arbitrator for adjudication thereof. The arbitration shall be governed by the provisions of the Arbitration and Conciliation Act, 1996, as amended till date. The arbitration shall be conducted by a sole arbitrator appointed in terms of the Arbitration and Conciliation Act, 1996. The place and seat of arbitration shall be Kolkata, West Bengal and the language of arbitration shall be in English. Any award made by the arbitrator shall be final and binding on each of the parties. Parties to the arbitration proceedings shall bear their respective legal costs

14.8 By submitting a Proposal, the Proposer will be deemed to have accepted all terms and conditions of this RFP.

14.9 Any requests for clarification must be addressed by email to [pmc@bengalcricket.com](mailto:pmc@bengalcricket.com) and must be received by 5.00 PM IST on [09 March] 2026. Responses to clarifications, where issued, will be shared with all registered Proposers simultaneously.

#### 15. Submission Details

Particulars	Details
Last date & time for submission	[14 March] 2026, 5.00 PM IST
Mode of submission	Hard copy (two sealed inner envelopes within one outer envelope)
Address for submission	The Honorary Secretary, CAB, Dr. B. C. Roy Club House, Eden Gardens, Kolkata - 700 021
Email for queries	<a href="mailto:pmc@bengalcricket.com">pmc@bengalcricket.com</a>
Date & Time for queries	Till [09 March] 2026, 5.00 PM IST
Date and time of opening of Technical Proposals	[16 March] 2026, 2.00 PM IST
Date and time of opening of Financial Proposals	To be notified separately to qualifying Proposers only

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Annexure A – Financial Proposal Format

(To be submitted in separate sealed Envelope 2)

To,  
The Honorary Secretary  
The Cricket Association of Bengal

Sir/Madam,

We, the undersigned, offer to provide Project Management Consultancy services for the redevelopment of Eden Gardens Stadium, Kolkata, in accordance with RFP Ref No: CAB/2026/Eden2026/PMC-RFP-001.

Our financial proposal is as follows:

Description	Amount (INR)
Stage 1 – Procurement & Contractor Selection (lump sum)	
Stage 2 – Construction Project Management (lump sum)	
Out-of-pocket expenses (if any, all-inclusive)	
<b>Total Professional Fee (excluding GST)</b>	
GST @ applicable rate	
<b>Grand Total (inclusive of GST)</b>	

This proposal is valid for 180 days from the date of submission.

Authorised Signatory: \_\_\_\_\_ Name & Designation: \_\_\_\_\_ Firm Name: \_\_  
Date: \_\_\_\_\_



Annexure B – Project Experience Sheet

*(To be provided for each qualifying project)*

Field	Details
Project Name	
Location	
Client Name	
Client Contact (Name, Designation, Phone, Email)	
Nature of PMC services provided	
Total Project Cost (INR Crores)	
Date of Commencement	
Date of Completion	
Current Status (Complete / Ongoing)	
Completion Certificate Attached (Y/N)	

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Annexure C – Key Personnel Data Sheet

(To be provided for each Key Personnel)

Field	Details
Name	
Proposed Role on this Project	
Academic Qualifications	
Professional Certifications (PMI/RICS/CIOB etc.)	
Total Years of Experience	
Current Employer	
Date of Joining Current Employer	
Employment Type (Full-time / Part-time)	
Key Projects (last 7 years, in qualifying role)	
Reference Contact for each project	

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